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St. Mary's County Building Code Board of Appeals
Annual Report 2019

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Meetings: The Building Code Board of Appeals met one time in 2019. The meeting was held on November 4, 2019. All members were present. All staff support was present.

Reason for the Meeting: The Board was convened to hear a request from Cameron Construction Company regarding sprinkler requirements for an addition to an existing single family-dwelling that would be a new dwelling unit. The meeting was held under Resolution No. 2016-24, providing for membership and procedures of the St. Mary's County Building Code Board of Appeals, Section IV. Powers. 1. "The Board shall hear and decide appeals of orders, decisions, or determinations made by a Building Inspector in accordance with the provisions of the applicable code."

Cameron Construction acknowledged that the addition was a new dwelling unit (termed a mother-in-law apartment by Cameron Construction). The Building Inspector, MDIA, had interpreted the Building Code to mean that the requirement that a new dwelling unit had to have an automatic residential sprinkler system took precedence over the fact that the new apartment was an addition to an existing single-family dwelling that did not have sprinklers. Cameron Construction's position was that because the apartment was an addition to a single-family dwelling that did not have sprinklers the addition did not have to have sprinklers, even though the addition was a new dwelling unit.

Decision: The Building Code of Appeals unanimously voted in favor of Cameron Construction finding that the addition did not have to have sprinklers because the existing single-family dwelling did not already have an automatic residential sprinkler system.